

**TOWN OF BROOKFIELD
ZONING REGULATIONS**

Off-Street Parking and Loading - § 242-305A-C

§ 242-305. Off-street parking and loading.

A. Purpose:

It is the intention of these regulations that all structures and land uses be provided with a sufficient amount of off-street vehicular parking and loading space to meet the needs of persons making use of such structures and land uses. The standards and schedules appearing hereinafter are considered the minimum necessary to accomplish this purpose.

B. Applicability:

Structures and land uses in existence, or for which building permits have been issued prior to the adoption of this chapter, shall not be subject to any additional parking or loading space requirements of this chapter, provided that any parking or loading facilities then existing to serve such structures or uses shall not in the future be reduced, except where they exceed such requirements, in which case they shall not be reduced below such requirements. Required parking and loading facilities for the existing portion of such structures or uses shall, however, be provided at the time of any enlargement of such existing structures or uses in the future.

C. Standards: [subtitles eff. 6/4/10]

The following standards apply to all uses except single-family residences:

(1) Size and Construction:

The term "**parking space**" as used throughout these regulations shall mean a space capable of containing a rectangle, of not less than nine by twenty (9 x 20) feet, measured from the center of the dividing line between spaces. When a parking area is to support a facility employing shopping carts, hand trucks and the like, the parking spaces shall be of a size not less than ten by twenty feet (10' x 20'). Such space shall be surfaced with concrete, bituminous concrete or other equivalent dustless-type material and shall be suitably marked to indicate its location. All parking spaces shall be sloped at least one percent (1%) but not more than fifteen percent (15%) so as to drain properly and prevent the collection or standing of water on the surface thereof. Spaces must be contiguous to a driveway permitting access to a street. *[amended 4/13/00]*

(2) Location:

All **off-street parking spaces** shall be located on the same lot as the structure or use to which they are accessory. Commercial and industrial establishments may provide parking facilities on a different lot, provided that the nearest boundary of the paved portion of the parking area is within two hundred fifty feet (250')

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of the building containing the use being served and that said lot is under the same ownership as the use served.

(3) Ingress / Egress:

Adequate **ingress and egress** to an off-street parking area or facility by means of clearly defined drives shall be provided for all vehicles.

(4) Aisle Width:

All driveway aisles contiguous to parking spaces, shall be in accordance with the table as set forth below: *[revised 3/17/02, 4/2/03]*

Degree Parking	Minimum Aisle Width One-way traffic flow	Minimum Aisle Width Two-way traffic flow
Parallel or 30°	14'	24'
45°	16'	24'
60°	16'	24'
75°	23'	26'
90°	26'	26'

(National Fire Protection Association (NFPA) Standard 1141,4-3)

(5) Access and Internal Drives: *[revised 3/17/02]*

- (a) All internal site drives shall be constructed to a width of twelve feet (12') for each traveled lane and paved in accordance with the Town Road Ordinance.
- (b) The maximum grade of such drives shall be ten percent (10%) unless otherwise approved by the Commission.
- (c) The minimum turning radius for all such drives shall be twenty-five feet (25') for inside radii and fifty feet (50') for outside radii.

(6) Setbacks:

No **parking space** may be closer than twenty-five feet (25') from the front lot line, except for pre-existing non-conforming spaces. Where parking spaces abut a building, a separating strip of at least ten feet (10') shall be provided, either in the form of a landscaped bed or a sidewalk, or both. *[amended 10/29/98]*
Commercial/combination vehicles supporting a business entity (i.e. trucks, vans,

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pickup trucks and the like) shall be parked in the rear yard only, except that the Commission may specify another location in unique circumstances dictated by unusual or complex site conditions.

(7) Walkways:

Separate **pedestrian walkways** to the parking area or facility may be required by the Commission to ensure pedestrian safety.

(8) Curbing:

The **perimeter** of any parking area for a commercial or industrial establishment shall be provided with a curb of not less than six inches (6") in height back-filled with earth material.

(9) Intersection Setback:

No **parking area of more than ten (10) spaces** shall exit or enter onto a road less than seventy-five feet (75') from the center line of the nearest intersecting street on the same side of the street as the driveway.

(10) Lighting:

All **artificial lighting** used to illuminate any parking space or area shall be in accordance with §242-602B.

(11) Handicapped Parking: *[revised 12/14/11]*

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20, plus one for each 100 over 1,000

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(12) Firelanes: *[eff. 4/20/03]*

- (a) Fire lanes shall be designated by the Commission.
- (b) Fire lanes shall be constructed to a width of sixteen feet (16') for one-way traffic flow and twenty-six feet (26') for two-way traffic flow.
- (c) Minimum vertical clearance shall be thirteen feet six inches (13'6").
- (d) Fire lanes and adjacent curbing shall be suitably marked and painted in "traffic yellow."
- (e) Immediately adjacent to these fire lanes, appropriate signage indicating a prohibition from parking in fire lanes shall be erected on stanchions or placed on an adjacent building a minimum of five feet (5') high from the pavement surface and at intervals along the fire lanes of not more than fifty feet (50') apart.

D. Parking space schedule:

The number of parking spaces set forth in the following schedule will be considered as the minimum required for each use except where, at the discretion of the Zoning Commission, more spaces may be required. The schedule is intended to be representative and not inclusive. Parking spaces for permitted uses not specified herein shall be determined by the Commission by reference to the most similar use for which a requirement is given.

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Parking Space Schedule *[effective 3/8/02]*

Use	Required Spaces	Per Unit of Measure
Banks:		
Bank, with drive-in	1	250 sq. ft. of gross building area
Bank, without drive in	1	250 sq. ft. of gross building area
Industrial Uses:		
Warehousing	1	2,000 sq. ft. of gross ind'l area
	plus 1	250 sq. ft. of gross office area
	plus 1	company vehicle
	plus 1	proposed number of visitors
All Other	1	500 sq. ft. of gross building area
	plus 1	250 sq. ft. of gross office area
	plus 1	company vehicle
	plus 1	proposed number of visitors
Hotel/Motel Uses:		
Hotel/Convention	1	room, plus 1 each employee
	plus 1	100 sq. ft. gross assembly area
Hotel	1	room, plus 1 each employee
Motel with restaurant	1	room, plus 1 each employee
	plus 1	100 sq. ft gross seating area
Motel, less restaurant	1	room, plus 1 each employee
Places of Assembly:		
Church	1	3 seats
Theatre	1	4 seats
Other Assembly, Fixed Seats	1	4 seats
Other Assembly, Non-fixed seats	1	200 sq. ft. gross usable floor area
Medical Uses:		
Hospital	1	three (3) patients
	plus 0.5	each employee
Medical Office & Clinics	1	250 sq. ft of gross building area
Nursing Home	1	three (3) rooms
Office Uses:		
All types	1	250 sq. ft. of gross building area
	plus 1	company vehicle
	plus 1	proposed number of visitors

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Use	Required Spaces	Per Unit of Measure
Recreational Uses:		
Bowling Alley	5	lane
Courts, Tennis, etc.	1	1,000 gross building sq. ft.
Health clubs	1	250 sq. ft. of gross building area
Marina	0.5	mooring or boat slip
Skating Rink	1	100 sq. ft. of rink surface or each 3 seats
Restaurant & Bar Uses:		
All types – including family, fast food, catering and cocktail lounges	1	4 seats, plus 1 for each employee or 100 sq. ft. of gross building area whichever is greater
Retail Uses:		
Convenience Market	1	500 sq. ft. of gross building area
Discount Store	1	250 sq. ft. of gross building area
Furniture/Carpet Store	1	1,000 sq. ft. gross building area
General Retail Trade	1	250 sq. ft. of gross building area
Home Improvement/Hardware	1	250 sq. ft. of gross building area
Shopping Center	1	250 sq. ft. of gross building area
Supermarket	1	250 sq. ft. of gross building area
Residential Uses:		
Single Family	2	single family unit
Multi-family	2	dwelling unit
Home Occupation	2	family dwelling, plus 1 per employee
Converted Residence	2 plus 1	single family unit each additional unit

Note:

1. “Gross Area” is the total square footage measured from the inside of any perimeter walls. Site plans must show provisions for the maximum number of parking spaces required for the most intensive use(s), but need only be “built out” to support the number of spaces required for the uses being proposed.

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E. Trailer coaches, campers and storage trailers: *[subtitles eff 6/4/10]*

(1) Occupancy:

Occupancy of trailer coaches and campers is not permitted. However, this subsection shall not prevent the use of a trailer coach as a temporary office in connection with a construction project, provided that suitable provisions for running water and sanitary sewage disposal are approved in writing by the Town Sanitarian prior to the issuance of a building permit.

(2) Interior Storage:

Except as provided hereinafter, no roadway vehicle, trailer or other similar device shall be used to store equipment, goods or materials on premises for an extended period of time. The Commission may, in its sole discretion, issue a permit for storage of equipment, goods or material for a period not to exceed sixty (60) days once in any given twelve-month period. Such a permit may be issued only for a use within a commercial or in industrial zone. In granting such permit, the Commission shall have found that: The placement of the roadway vehicle or trailer would be in conformance with the standards appearing in Subsection C; there would be no conditions which would adversely affect traffic safety or the general health, safety and welfare.

(3) Marshaling and Staging Operations:

Within an industrial zone nothing in this section shall prevent the temporary storage of equipment, goods and materials within properly registered roadway vehicles trailers and similar devices when a part of a terminal or distribution operation or where such items are being marshaled or staged for subsequent commercial or industrial use in another location.

F. Commercial vehicles in residential zones:

Unless otherwise approved by the Commission, overnight (8:00 PM through 6 AM) parking of commercial type vehicles is prohibited in all residential districts. Permitted vehicles may be parked in the residential driveway, but not otherwise within the front yard or on the town right-of-way or any easement giving access to the property. All such vehicles must be owned or operated by the permanent resident or owner of the property on which parked. *[revised eff. 8/26/99, 3/9/00, 12/23/02, 4/17/03, 6/26/14]*

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G. Loading areas:

Space for loading and unloading shall be provided for all hospitals, hotels, restaurants, retail trade, wholesale business and all manufacturing and industrial uses at the rate of four hundred (400) square feet for every fifteen thousand (15,000) square feet of floor area, or fraction thereof, up to thirty thousand (30,000) square feet, and four hundred (400) square feet for each thirty thousand (30,000) square feet of floor area, or fraction thereof, in excess of thirty thousand (30,000) square feet. Parking spaces required for use may not be used for loading space. Loading spaces must be properly marked.

H. Landscape requirements for Parking Areas: *[revised 11/25/98]*

- (1) Single Family Dwellings: No landscape requirements apply
- (2) Multi-family Dwellings: Section 242-404C(6) applies
- (3) All Other Uses: Section 242-501J "Landscape Requirements" applies.

I. Modifications:

The Zoning Commission reserves the right to modify these specifications, in harmony with their general intent, in unique and unusual circumstance indicated by individual site conditions, technical complexities or by overriding considerations of safety and general welfare.